

031.A

0005

0021.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

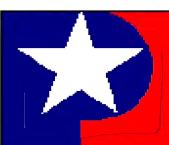
600,700 / 600,700

USE VALUE:

600,700 / 600,700

ASSESSED:

600,700 / 600,700


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
21		ADAMS ST, ARLINGTON

Legal Description		User Acct
		312378
		GIS Ref
		GIS Ref
		Insp Date
		10/07/17

## OWNERSHIP

Unit #: 21

Owner 1: VELLANKI RATNAKAR

Owner 2: HABRUKOWICH CHERYL

Owner 3:

Street 1: 21 ADAMS ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: LAROSA MICHELLE -

Owner 2: -

Street 1: 21 ADAMS ST UNIT 21

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1922, having primarily Asbestos Exterior and 944 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

**EXTERIOR INFORMATION**

Type:	99 - Condo Conv	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	5 - Asbestos	
Sec Wall:		%
Roof Struct:	2 - Hip	
Roof Cover:	1 - Asphalt Shgl	
Color:	BEIGE	
View / Desir:		

**BATH FEATURES**

Full Bath:	1	Rating: Good	GLA=944 SF..
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

**COMMENTS**

1st Res Grid	Desc: Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			

**RESIDENTIAL GRID**

Kits:	1	Rating: Very Good	
A Kits:		Rating:	
Fpl:	1	Rating: Average	
WSFlue:		Rating:	

**OTHER FEATURES****GENERAL INFORMATION**

Grade:	C+ - Average (+)
Year Blt:	1922
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G14
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

**CONDOS INFORMATION**

Location:	
Total Units:	

**Floor:** 1 - 1st Floor**% Own:** 45.000000000**Name:****DEPRECIATION**

Phys Cond:	GV - Good-VG	10. %
Functional:		%
Economic:		%
Special:		%
Override:		%

**Total:** 10.8 %**CALC SUMMARY**

Basic \$ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.94031191
Adj \$ / SQ:	387.173
Other Features:	71832
Grade Factor:	1.10
NBHD Inf:	1.39999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	673479
Depreciation:	72736
Depreciated Total:	600743

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

**WtAv\$/SQ:****AvRate:****Ind.Val****Juris. Factor:****1.00****Before Depr:****596.25****Special Features:****0****Val/Su Net:****636.33****Final Total:****600700****Val/Su SzAd****636.33****SKETCH**

1st Res Grid	Desc: Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			

UnSketched SubAreas:  
GLA: 944.

**PARCEL ID**

031.A-0005-0021.0

**MOBILE HOME**

Make:

Model:

Serial #

Year:

Color:

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